



Broadview Demolition Update - FAQ

TO: Broadview Public School Stakeholders

FROM: Miro Vala, Manager of Facilities

DATE: 26 October 2016

RE: Broadview Demolition – Stakeholder Update

The new Broadview Public School was successfully completed for occupancy in August 2016. The old Broadview school has been vacated and the second stage (demolition) of the construction project commenced in early September 2016. The demolition areas have been isolated with hoarding/fencing. The abatement of designated materials, especially asbestos containing materials (ACM) is required before the demolition of the building can begin. DST Consulting Engineers are administrating and monitoring the demolition of the old school. The general contractor, Frecon Construction, has Inflector Environmental Services performing the ACM abatement and demolition.

The ACM and designated substances abatement work is being done throughout the interior of the existing building. Type 3 asbestos containment enclosures have been constructed to ensure separation from the work zone and public spaces. All abatement work is being performed in compliance with all health and safety regulations. Both Frecon and DST are monitoring the progress of the work to ensure that it is being done in compliance with contract documents and all applicable codes and regulations.

Frequently asked questions and answers:

1. When will the building demolition start? What is the phasing plan?

Demolition of phase 1 (the Denbury Avenue side) will begin January 3, 2017. The first half of the building will be completed by the end of January 2017. Phase 2 (the remainder of the building minus the heritage block) is scheduled to start in February 2017. Demolition of the building will be completed by the end of March 2017.

2. Is there any risk of contamination during ACM waste material handling?

No there isn't any risk of contamination, the removals will be done professionally. Inflector Environmental Services will ensure that all waste

handling will be done in accordance with MOL reg 278 (Ontario Ministry of Labour regulation 278/05). They will be using an extra 6 millimeters above the required strength when bagging the material.

3. *How will parking and demolition staging be set up?*

DST Consulting Engineers has prepared a phasing plan for the demolition. During phase 1, the west side of the site will be a demolition zone and the east side towards the tower will be used by staff for parking. During phase 2, staff will be parking on the west side of the site while the balance of the demolition takes place.

4. *How much material will go to the landfill? Is there any recycling taking place?*

The goal is to achieve 90 percent waste diversion. All (non hazardous) demolition waste will go to Tomlinson's recycling plant. Roughly 10 percent will go to the landfill, which is anything that can't be recycled. Hazardous waste will be disposed of as per local regulations.

5. *How much construction traffic will there be? What kind of noise will be generated?*

There will be minimal construction traffic, less than what we saw this past year for stage 1 (during new construction stage). The abatement has been ongoing for the last 3 weeks and there has been very minimal construction traffic coming in/out. Any noise generated will be within regular working hours and not outside the times set by by-law. Noise associated with the demolition will be minimal, similar to the amount of noise we had during the excavation of stage 1 (shovels operating, trucks backing up, etc.).

6. *Is there any risk associated with the structure being taken down? Will this create vibration and extreme noise levels?*

As the building does not exceed two stories, there is very minimal risk associated with the demolition of the structure. No cranes or high-reach excavators are required; only shovels.

7. *Will the roads get dirty? How dusty will the operations be?*

There will be minimal dirt on the roads, similar to what occurred during stage 1 (excavation). Dust will be kept to a minimum with a water truck.

8. *How will you secure the heritage portion of the building?*

The contract drawings specify steel security screens to be installed over the windows on the ground floor and large steel gates at the entrances.

9. *When will all the demolition work be completed?*

Demolition will be completed by spring 2017 (end of March/early April 2017).

10. *When will all site work be completed?*

All site work will be completed by August 15, 2017.

11. *Who do I contact if I have any questions?*

Please contact Robert McMullen (Robert@orsoconsulting.com), Project Manager at ORSO Consulting for further questions.

12. *What is the anticipated schedule for completion of the ACM work (including the tower portion)? Do you know when you will reach the tower abatement?*

The abatement crews were mobilized on September 19, 2016 and are well underway in multiple areas of the existing school. The 1955 wing is complete and they have started the abatement in the tower as well. In terms of overall abatement completion dates, we are hoping for them to be 100% complete by the new year (January 2017) or shortly thereafter.

cc Catherine Deschambault – Principal – Broadview Public School
Dan Bradley – Supervisor of Design & Construction Services – Facilities
Robert McMullen – Project Manager – ORSO Consulting